



SOLD

LOVELY THREE BED / TWO BATH HOME IN LIFESTYLE VILLAGE. GREAT LOCATION.

Beautifully presented home on a large block in pet friendly Lifestyle Village for 50s+ situated in the quiet area close to the 9 hole golf course.

Some features include:

- + Large entry deck / porch leading to an open plan lounge, kitchen and dining area, two fans, air conditioning, tiled kitchen and dining area. Modern kitchen and gas top and hob. Raked ceilings.
- + Bedroom 1 is the office/utility room with built-ins, carpet and fan..
- + Bedroom 2 is a good queen size with built-ins, carpet and fan.
- + Bedroom 3 is larger again (king size) with full built-ins carpet and full ensuite.
- + The main bathroom is large with with all the necessary items, heat lamps and extractor fan plus large shower, basin and toilet.
- + A laundry lies adjacent and has ample room for a broom cupboard washer and dryer and laundry tub.

The laundry leads to the outside and a 3.2 x 3.2 (approx.) metre shed and double carport on the west side.

In addition there are two clothes lines and a rear sun lounging, quiet nook for reading and relaxing facing north. Exterior north and east facing spring loaded exterior shade blinds.

This large site area also has a large rain water tank for the garden and connection to free water from the village bore and dam.

This award winning pet friendly R V park village for over 50s has many amenities with swimming pool, men's shed, large BBQ areas, 300 acres of land, 8 ball pool hall, a 9 hole pitch and putt golf course, art and craft room, library, games room and much more!

Add to this No stamp duty, no Council rates, sewage or rubbish collection fees.

No incoming or outgoing fees and no hidden fees. Conveyancing fees all included.

Walk to town with Centrelink, 24 hour emergency hospital, Aldi, Coles, Woolies and all other facilities available.

Inspect one of the best positioned homes in the village. This home will sell fast with nothing to do but move in!

Call Murgha on 0414 666 970 for more information or to book an appointment.

This a must see property in Rosella Place as this is prime position in the village.

3 BED | 2 BATH | 2 CAR

PRICE:
\$425,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.